

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		RUSSELL PL, ARLINGTON

OWNERSHIP

Owner 1:	ABEDINEJAD MELODY			Prim
Owner 2:				Prim
Owner 3:				Prim
Street 1:	32 RUSSELL PL			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	ZHOU XIAO-JIAN & PAN XINRU -		
Owner 2:	-		
Street 1:	32 RUSSELL PL		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 2244 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	865,300			865,300
Total Card	0.000	865,300			865,300
Total Parcel	0.000	865,300			865,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		385.61	/Parcel: 385.61

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	865,300	0	.		865,300		Year end	12/23/2021
2021	102	FV	850,200	0	.		850,200		Year End Roll	12/10/2020
2020	102	FV	835,200	0	.		835,200	835,200	Year End Roll	12/18/2019
2019	102	FV	787,200	0	.		787,200	787,200	Year End Roll	1/3/2019
2018	102	FV	716,700	0	.		716,700	716,700	Year End Roll	12/20/2017
2017	102	FV	643,200	0	.		643,200	643,200	Year End Roll	1/3/2017
2016	102	FV	643,200	0	.		643,200	643,200	Year End	1/4/2016
2015	102	FV	616,600	0	.		616,600	616,600	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]VERIFICATION OF VISIT NOT DATA _____/_____/_____

Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	34812
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
5	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	20%	
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 2003	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact: .
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	3.510999918
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6		BRs: 3			Baths: 2			HB: 1			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		50 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Corn Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.8 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.8 %

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.76737964
Const Adj.:	1.04469740
Adj \$ / SQ:	200.420
Other Features:	68285
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	908880
Depreciation:	43626
Depreciated Total:	865253

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,244	200.420	449,74
Net Sketched Area:		2,244	Total:	449,74
Size Ad	2244 Gross Area	2244	FinArea	2244

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
42						
42						
44						

IMAGE

AssessPro Patriot Properties, Inc

